



TO LET

**Unit 4EFG Zetland
House, 5-25 Scrutton
Street, London, EC2A
4HJ**

6,225 sq ft

**Stunning Shoreditch
penthouse office with
roof terrace**



VIDEO TOUR

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Description

A rarely available creative studio in Zetland House, arranged over the 4th floor, the space provides a mix of modern amenities such as air conditioning and LED strip lighting alongside warehouse features such as original timber floors, exposed brickwork, exposed cast iron columns throughout, large pitched skylights throughout providing fantastic natural light.

This floor offers private wrap around roof terrace, open plan work areas, six meeting rooms of varying sizes, a large professional sized kitchen area with break out area, the space further benefits from lift access and use of the communal courtyard and onsite facilities which include bookable meeting rooms, deli cafe, nail bar and hairdresser and the Vault gym (discount available to tenants of Zetland House)

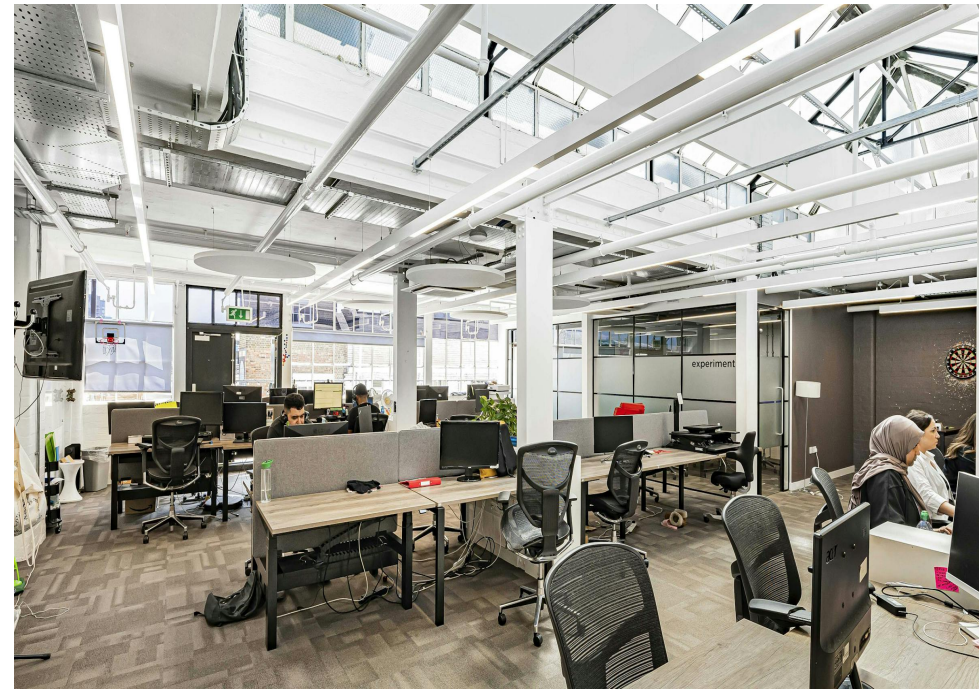
Location

Zetland House is a unique and striking property, situated in the heart of Shoreditch, located on Scrutton Street close to the junctions with Clifton Street and Paul Street - a fantastic spot with lots of bars, restaurants and street food vendors on the doorstep.

Located a short walk from Liverpool Street, Shoreditch High Street and Old Stations - a perfect location in the heart of the City Fringe.

Key points

- Rarely available top floor space
- Roof terrace
- Large industrial style kitchen/break out area
- 6 meeting rooms
- Huge skylights throughout
- Lift
- Set within courtyard with onsite porter
- Timber flooring

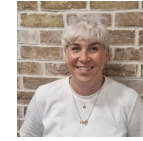




Rents, Rates & Charges

| | |
|----------------|------------------|
| Lease | New Lease |
| Rent | £52.50 per sq ft |
| Rates | £19 per sq ft |
| Service Charge | £4.50 per sq ft |
| VAT | Applicable |
| EPC | D (88) |

Viewing & Further Information



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